

DARIEN AFFORDABLE HOUSING PLAN
Proposed Outline/Table of Contents
First Draft
February 3, 2022

1. Community Value Statement/Goals
 - A) From 2009 Darien Affordable Housing Plan
 - B) From 2016 Town Plan of Conservation & Development
2. History of **Deed-restricted Affordable Housing** in Darien
 - A) Details regarding various projects in Darien
 1. Darien Housing Authority projects (2)
 - a) The Heights at Darien—redeveloped 53? units into 106 units
 - b) The Royle at Darien—redeveloped 30 units into 55 units
 2. CGS 8-30g projects (3 constructed)
 - a) Avalon—189 units; 47 deed-restricted affordable
 - b) Garden Homes—35 units; 11 deed-restricted affordable
 - c) Pemberton 16, 77 Leroy Avenue, 16 units; 5 deed-restricted affordable
 3. Other deed-restricted affordable housing
 - a) Clock Hill Homes—owner-occupied 30 units
 - b) Villager Pond—2 units
 4. Deed-restricted Affordable Housing created via Inclusionary Zoning (17? Units total)
 - a) 23-33 Tokeneke Road (1 or 2 units?)
 - c) Kensett (3 units at 269 Hoyt Street)
 - d) 77-79 Leroy Avenue (2 units created as part of Knobel Hill/Settler’s Trail project)
 - e) 745 Boston Post Road (fee in-lieu paid)
 - f) 1897 Boston Post Road (1 unit)
 - g) Federal Realty (6? Units now under construction)
 - h) Corbin District (xx units proposed)
 - i) Noroton Heights Shopping Center (xx units proposed, not yet constructed)
 - B) History of **“higher density” housing and mixed-use development** in Darien
 1. Condominiums constructed in mid-1980s—all market-rate. Provides housing options and housing diversity (smaller units than typical single-family houses). Potentially serve as a less costly option than a single-family residence.
Sedgwick Village, Darien Close, Villager Pond, Middlesex Commons, etc.
 2. Other apartment buildings—410 West Avenue (pre-dates zoning).
 3. As part of recent redevelopments
 - a) Gove Street Plaza (6? housing units on upper floors in a mixed-use development)
 - b) 1020 Boston Post Road (6 housing units on upper floors in a mixed-use development)
 - c) Kensett Phase 1 and 2 market-rate condominiums
 - d) 1897 Boston Post Road (5 units on upper floors in a mixed-use development)
 - e) Knobel Hill/Settler’s Trail (multiple single-family houses on one lot)
 - C) History of **“special” (other non-traditional) housing** in Darien—housing diversity
 1. The Cottage (6 units)
 2. Penny’s Place/26 East Lane (12 units)
 3. ABC House, Tokeneke Road (8)

4. Staff/employee housing--Wee Burn, Woodway Country Clubs, Country Club of Darien, Ox Ridge Riding Club, local Churches, and DCA and YMCA (provides much-needed affordable housing for on-site employees)...and at Darien Self-Storage
5. Assisted/Independent Living Facilities
 - a) 1 Parklands Drive
 - b) Maplewood at Darien
 - c) Atria
6. Housing for Seniors
 - a) The Royle at Darien=Senior and disabled (55 units)
 - b) Pemberton 16=Age 62+ (16 units)
- D) Discussion of Darien's Historic development patterns
 1. Higher density in downtown and near the 2 train stations in Town
 2. A range of densities in a "bullseye" extending out from downtown
 3. Water/Sewer policies
 4. Role adjacent to the two major cities of Stamford/Norwalk
- E) Discussion of two CGS 8-30g moratoria achieved (2010 and 2016)
 1. Explanation of that specific process under CGS 8-30g
 2. How they were achieved
3. Housing Needs Assessment—identify housing needed in the community and the region.
 - A) Demographics
 - B) Housing review—types of housing needed in Darien
 - C) Existing housing market
 - D) Review of and analysis of data
 - E) Biggest impediment: land costs (which inhibits "naturally occurring affordable housing" which may be present in other communities outside of Fairfield County).
4. Land Use and Zoning Assessment
Changes in Zoning Regulations and Zoning Map over past 20-30 years which have successfully created more diverse and affordable housing.
 - A) Amendments to the Zoning Regulations
 - i. Inclusionary Zoning (2021)
 - ii. Reduction of Multi-family Parking regulations (2021)
 - iii. Elimination of minimum apartment size standards (2021)
 - B) Amending the Zoning Map/Rezoning (ie. Darien PZC amending the zoning map)
 - i. 2007—Create DCR Zone--Rezoning the Procaccini property for Kensett
 - ii. 2009—rezone Allen O'Neill to DMR for The Heights at Darien
 - iii. 2010—establish Noroton Heights Redevelopment Zone "TOD" Noroton Heights
 - iv. 2012—Leroy-West Affordable Housing Overlay Zone created via Judge's decision.
 - v. 2015—rezone properties to accommodate Kensett Phase II.
 - vi. 2015—change to the NB zone boundary--accommodated a higher density, thereby accommodating upper floor apartments
 - vii. 2016—apply the Municipal Use floating zone to 701-719 Boston Post Road for The Royle at Darien
 - viii. 2017—Establish the Corbin Subarea--"TOD" downtown—increase in building height will result in the creation of multi-family units on upper floors.

- ix. 2018—Creation of Special Needs (SN) Overlay Zone and application to 26 East Lane
- 5. Plan Principles, Goals and Actions
 - Will likely be guided by 2016 Town Plan of Conservation & Development (both Chapter 10—Residential Development and Chapter 16—Future Land Use Plan)
 - Principles
 - Goals
 - a) Keep existing “middle housing” (redevelopment of single-family housing often takes middle housing and turns it into market rate single-family housing, which is unaffordable to many.
 - b) Balance need for housing with desire of the community to have a commercial tax base. Currently, demand for housing is much greater than demand for commercial space.
 - Actions (relates to implementation strategies)—short, medium, and long-range
- 6. Implementation Strategies—concepts/ideas/recommendations
 - A. Zoning strategies
 - 1. Inclusionary zoning (modifications to existing Zoning Regulation?)
 - 2. Rezoning certain properties/areas of Town
 - 3. Review zoning regulations to determine if additional flexibility in some commercial districts may encourage adding housing on upper floors.
 - 4. Consideration of Accessory Dwelling Units—Darien currently does not allow, but recent changes in State Statutes requires this issue to be considered and possibly incorporated by the end of 2022, or a Town opt-out pursued.
 - B. Financial strategies
 - 1. Affordable Housing Trust Fund—Darien now has a fund.
 - 2. “Tax” or other fees or options to fund affordable housing going forward
 - C. Other strategies
 - 1. Purchase of land by the Town?
- 7. Appendices
 - What is “Affordable Housing”?--definitions
 - Data and other background provided by WestCOG, CT State data center, data from various State agencies and non-profits.
 - Data and information from 2009 Darien Affordable Housing Plan and 2016 Town Plan of Conservation & Development (especially Chapter 2—Conditions & Trends)

Data will include, but not be limited to, the following topics:

 - a) Population density
 - b) Housing Tenure (owner v. renter)
 - c) Units by number of bedrooms
 - d) Sales and rental prices

NOTE: The above outline/table of contents is generally based upon Affordable Housing Plan and Process Guidebook prepared by RPA in December 2020. That document, as well as other helpful resources on housing has been posted to: www.darienct.gov/ahplan.